

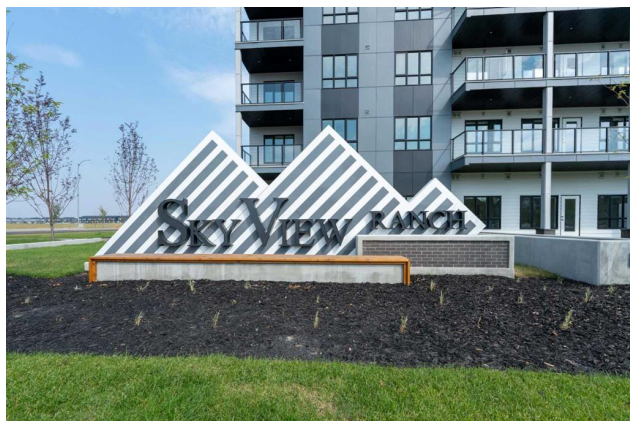


THE
A-TEAM

**RE/MAX
FIRST**

60 SKYVIEW RANCH Road #2212, Calgary T3N 0G3

MLS®#: **A2158019** Area: **Skyview Ranch** Listing Date: **08/15/24** List Price: **\$412,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2024**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **950**
 Low Sqft:
 Ttl Sqft: **950**

Titled, Underground

DOM

34
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Composite Siding**
 Flooring: **Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	10`3" x 4`10"	4pc Ensuite bath	Main	8`5" x 7`6"
Bedroom	Main	12`6" x 10`5"	Bedroom - Primary	Main	13`6" x 12`7"
Dining Room	Main	14`10" x 6`9"	Kitchen	Main	14`10" x 7`3"
Living Room	Main	14`0" x 11`5"			

Legal/Tax/Financial

Condo Fee: **\$382** Title: **Fee Simple** Zoning: **M-H1**

Fee Freq:
Monthly

Legal Desc: **2311881**

Remarks

Pub Rmks: **Discover exceptional living at Skyview North with this stunning brand new second floor unit in the established Skyview Ranch community! This bright 2-bedroom, 2-bathroom condo boasts luxury vinyl plank flooring, designer lighting, and a chef-inspired kitchen featuring stainless steel appliances, soft-close cabinetry and quartz countertops along with the spacious pantry. The Huge primary bedroom includes a walk-in closet and a walk in Dual vanity washroom featuring standing shower. Do not forget additional perks like in-suite laundry, another bathroom which is attached with the second bedroom, window coverings and a south facing balcony to enhance the appeal. Complete with a titled underground parking stall and close to shopping, parks, and major routes like Stoney and Deerfoot Trails, this is elevated living at its finest. Book your showing today!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123